



Case Number **ZC-18-182**

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
March 5, 2019

Council District **6**

Zoning Commission Recommendation:

Approval by a vote of 9-0

Opposition: None

Support: None

Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	<u>Leo Valencia</u>	
Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Owner / Applicant: **Mentone Partners, LLC**

Site Location: 12400 – 12600 blocks of Oak Grove Road South Mapsco: 120 NP

Proposed Use: **Single Family**

Request: From: Unzoned

To: "A-5" One-Family

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is consistent. (Minor Boundary Adjustment)**

Staff Recommendation: **Approval**

Related cases: **AX-18-008**

Background:

The subject property is located just east of Oak Grove Road South and south of Seven Oaks Subdivision. The subject area is primarily comprised of rural single-family lots and vacant lots in the ETJ. The rezoning will prepare the property for development of a single-family subdivision composed of 226 single-family detached lots. The applicant explains it is an expansion of the adjacent subdivision.

Case AX-18-008 is a proposed owner-initiated annexation of approximately 45.36 acres. It is the companion case to ZC-18-182. The area meets the City's criteria for full-purpose annexation.

The annexation case was heard by the City Plan Commission on November 28, 2018. The Commission voted in favor of approval of a recommendation to City Council for the annexation request.

The City Council will conduct two public hearings on the proposed annexation. Hearings are scheduled for February 5th and 19th, 2019. Each public hearing is an opportunity for persons interested in the annexation to be heard. Once the City Council has conducted the two required public hearings, consideration of the area for annexation will be held on February 19, 2019.

Site Information:

Owner/Applicant:	Mentone Partners, LLC
	16950 Dallas Parkway, Ste 100

Dallas, TX 75229
 Agent: Bo Donald/Pape Dawson Engineers
 Acreage: 44.97 ac.
 Comprehensive Plan Sector: Far South
 Surrounding Zoning and Land Uses:
 North "A-5" One-Family / single-family
 East ETJ / vacant
 South ETJ / vacant, rural residential
 West ETJ / single-family rural residential and vacant land

Public Notification:

300 foot Legal Notifications were mailed on (December 19, 2018)

The following organizations were notified: (emailed December 18, 2018)

Organizations Notified	
District 6 Alliance	Streams and Valleys Inc.
Trinity Habitat for Humanity	Burleson ISD

Not located within a registered Neighborhood Organization

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Oak Grove Road S.	County Rd	Commercial Connector	No

Development Impact Analysis:

1. **Land Use Compatibility**

This proposed zoning change request is to prepare the property for a single family subdivision. The surrounding land uses consist of single-family with large rural lots to the west and east, some vacant land and single-family development to the north, existing single-family to the south in the ETJ.

The proposed "A-5" is **compatible** with the development pattern to the north and south.

2. **Comprehensive Plan Consistency**

The 2018 Comprehensive Plan designates the subject property as Suburban Residential. While the area has a development pattern of larger rural lots, the requested zoning for "A-5" one-family is consistent with the following comprehensive plan policies:

- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle and transit access between adjacent neighborhoods and nearby destinations.
- To promote orderly growth in developing areas, the City should generally support single-family residential development with lot sizes compatible with surrounding single-family lot sizes. The City should support lower density, larger-lot single-family residential zoning districts (i.e. A-7.5 through A-2.5A) in more remote locations.

Based on conformance with the future land use map, the proposed "A-5" zoning is **consistent (Minor Boundary Adjustment)** with the Comprehensive Plan.

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting



ZC-18-182

Area Zoning Map

Applicant: Mentone Partners, LLC
Address: 12400-12600 blks of Oak Grove Rd S
Zoning From: Unzoned
Zoning To: A-5
Acres: 44.97811471
Mapsc0: 120NP
Sector/District: Far South
Commission Date: 1/9/2019
Contact: 817-392-2497



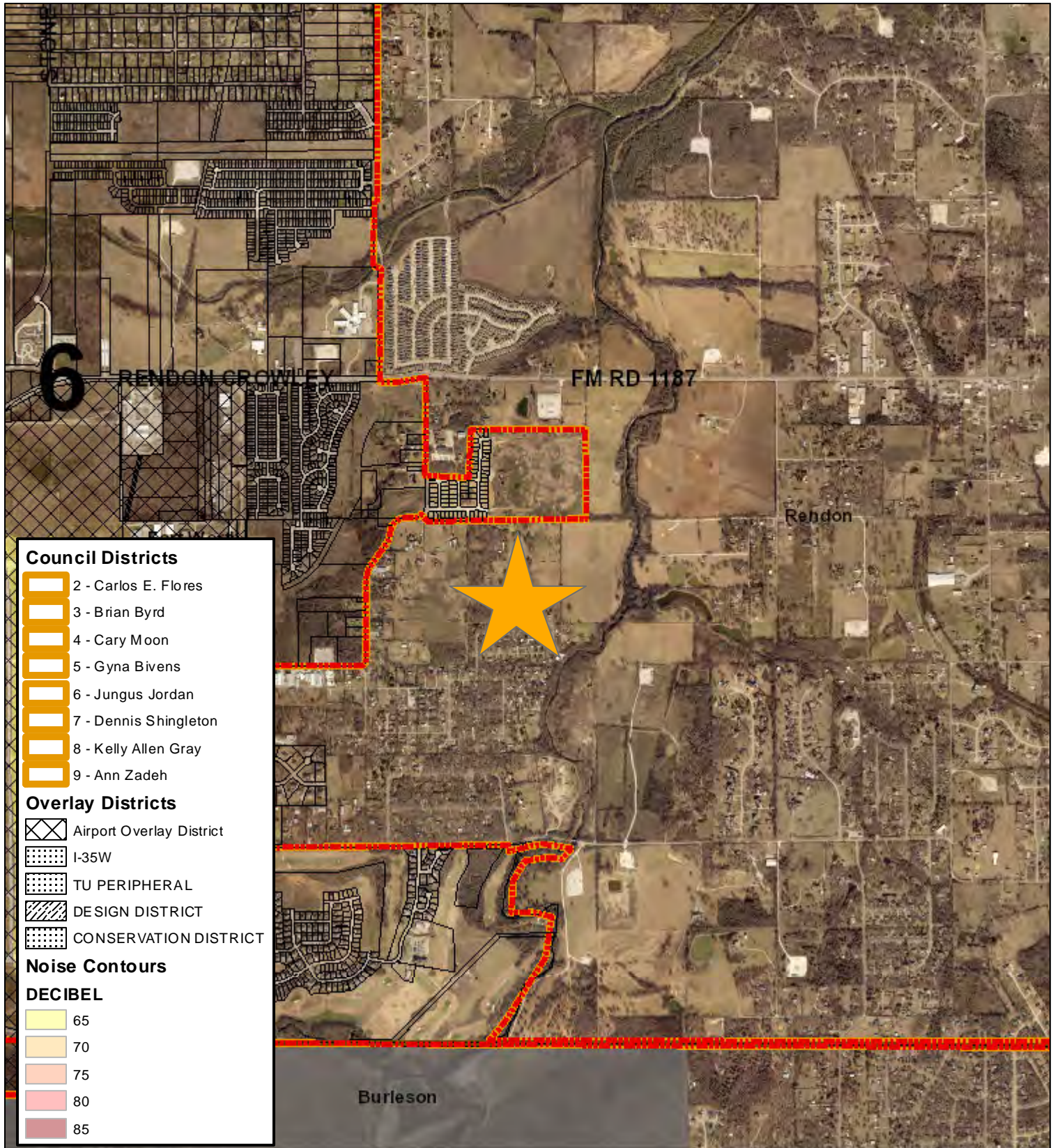
0 262.5 525 1,050 Feet

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ZC-18-182

Area Map

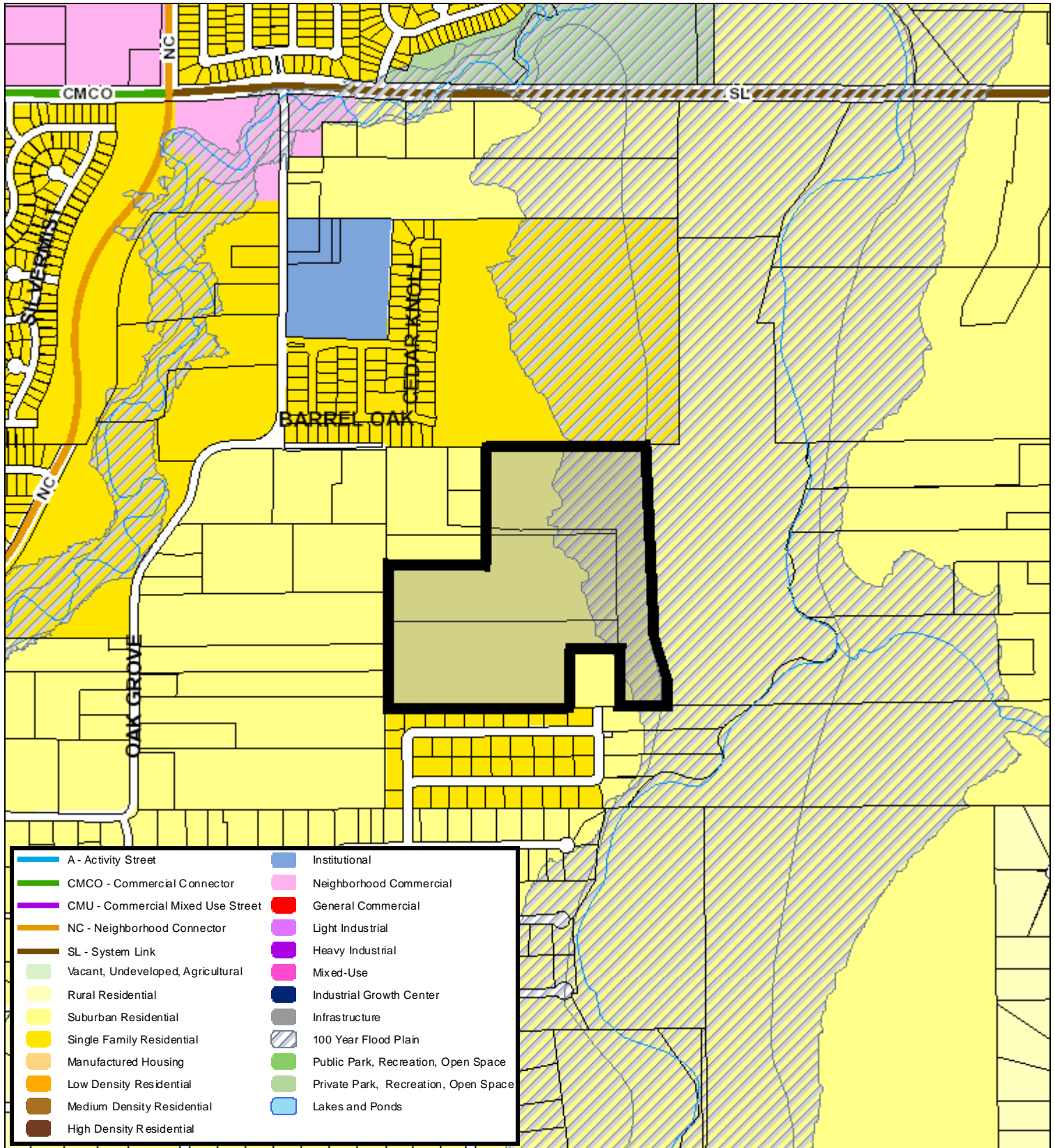


0 1,000 2,000 4,000 Feet



ZC-18-182

Future Land Use



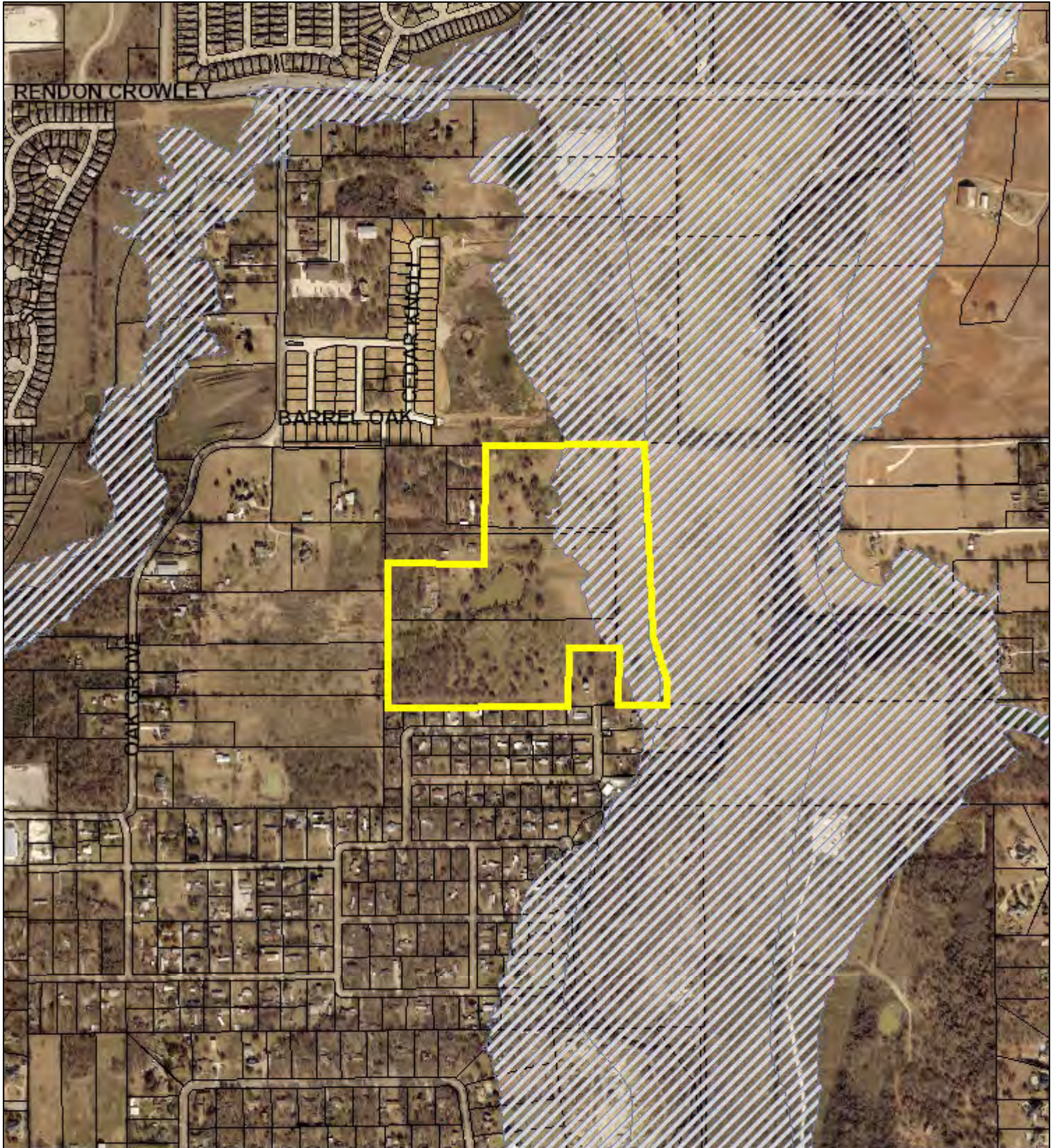
800 400 0 800 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



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Aerial Photo Map



Document received for written correspondence					ZC-18-150
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Kavi Mainali	383 Timber Creek Ln				Applicant
Tomika Seaton	3401 Rodolphus St			Opposition	Spoke at hearing & sent notice
LaTrina Graham	11408 Mosier Valley			Opposition	Spoke at hearing
Danielle Tucker	11500 Mosier Valley			Opposition	Spoke at hearing & sent letter
Altonette Wilson	11213 Mosier Valley			Opposition	Spoke at hearing
Ray Oujesky	201 Main St			Opposition	Spoke at hearing & sent letter
Bishop James Hornsby	848 W Bedford Euless Rd			Opposition	Spoke at hearing & sent letter
Mike Collins				Opposition	Representing City of Euless, sent letter
Benny Tucker	3404 & 3408 Fite St		Support		Sent letter in support with conditions

4. ZC-18-169 Jerry & William Wilson (AX-18-006) (CD 7) – 2250 Texan Dr (W.N. Sample Survey Abstract No. 1207, 41.22 ac.) From: Unzoned To: “T” Light Industrial/Fort Worth Alliance Airport Overlay

Andy Gabbert, stated they are okay with the continuance in order to include the property to the south in the notice.

Motion: Following brief discussion, Mr. Aughinbaugh recommended a 30-day continuance of the request, seconded by Ms. Runnels. The motion passed unanimously 9-0.

Document received for written correspondence					ZC-18-169
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Andy Gabbert	5015 NW Canal St		Support		Representing applicant

5. ZC-18-182 Mentone Partners, LLC (AX-18-008) (CD 6) – 12400–12600 blks of Oak Grove Rd S (Hiram Little Survey Abstract No. 930, 44.98 ac.) From: Unzoned To: “A-5” One-Family

Collin Prater, representing the applicant, stated they are requesting the zoning in anticipation of voluntary annexation. They have been working with the surrounding neighbors and landowners.

Motion: Following brief discussion, Ms. Runnels recommended Approval of the request, seconded by Mr. Gober. The motion passed unanimously 9-0.

Document received for written correspondence	ZC-18-182
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Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Collin Prater	4006 Valley Ridge Rd, Dallas, TX		Support		Representing applicant
Mark Spear	6500 W Fwy		Support		
Terry Slotsve	1700 Barrel Oak Dr				Sent letter with questions for applicant

6. ZC-18-184 Mitchell, Mitchell and Mitchell PT LTD. (AX-18-009) (CD 7) – 16500 - 17000 blocks FM 156 (Jeremiah Ivy Survey, Abstract No. 649, 27.96 ac.) From: “FR” General Commercial Restricted, Unzoned To: “I” Light Industrial

Ian McDonald, representing the applicant, stated they are requesting the zoning in anticipation of voluntary annexation.

Motion: Following brief discussion, Mr. Aughinbaugh recommended Approval of the request, seconded by Ms. Trevino. The motion passed unanimously 9-0.

Document received for written correspondence					ZC-18-184
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Ian McDonald	3703 Cromwell Ct		Support		Representing applicant

7. ZC-18-185 Charles C. Bellinghausen (AX-18-011) (CD 7) – 12000 block Private Rd. 4716 (James Smith Survey, Abstract No. 1149, 13.25 ac.) From: Unzoned To: “I” Light Industrial

Ian McDonald, representing the applicant, stated they are requesting the zoning in anticipation of voluntary annexation.

Motion: Following brief discussion, Mr. Aughinbaugh recommended Approval of the request, seconded by Ms. Trevino. The motion passed unanimously 9-0.

Document received for written correspondence					ZC-18-185
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Ian McDonald	3703 Cromwell Ct		Support		Representing applicant

8. ZC-18-186 Doyle D. Wood (AX-18-010) (CD 7) – 12000 block Private Rd. 4716 (James Smith Survey, Abstract No. 1149, 25.71 ac.) From: “FR” General Commercial Restricted, Unzoned To: “I” Light Industrial

Ian McDonald, representing the applicant, stated they are requesting the zoning in anticipation of voluntary annexation.